

Assessors Meeting 1-11-17

Meeting was called to order at 7:35pm. Everyone was present except Kate.

Chair report:

Denis brought the meeting to order and asked for approval of January meeting minutes. All approved.

Denis had clarification on agenda items for future meetings: February - lot factors, March - lot size, April - multiple domiciles, May - prudent reserve and calculations for the assessment. Mike stated that as of now, New Castle County has suspended approving new ADU variances.

Denis discussed having time constraints for a specific topic and promotion of civil discussion.

Denis made a motion to give the assessors worksheet as part of the June Town Meeting report (based on the Trustee spreadsheet from the previous year). Motion passed.

Secretary report:

Sue mentioned that everyone should have received by email a copy of the 2016 Assessors Report, a copy of the part of the Town Charter pertaining to the Assessors (Section 7), and a brief synopsis of the history of the "Community Standard of Living" including the formulas currently being used based on lot size, zoning privileges, and location factors. The BOA meeting dates and time were posted on the Village of Arden website. She also said she received the Red Book (Village of Arden) and the Green Book (Assessors) from the last secretary.

Tonight agenda

As per the items put on the agenda through email, Mike presented an assessment he believes is a portion of what the land could be rented for — providing the same total revenue as the community standard of living. He proceeded to explain his opinion of full rental value based on market value. Mike referred calculations (*see attachments) of the "total and full rental value of the entire lot" (column 1), #1 the % of full rental value needed, #2 full rental for lots in excess of discounted 7116 sq ft, #3 last years assessment, and #4 assessment including homestead rule. Mike will continue to explain his assessment at other meetings.

Denis stated that if alternate assessment is not adopted, we should establish an agenda to discuss the Community Standard of Living currently being used since 1980.

Meeting was adjourned at 9:15pm

Addendum: Alternate method of assessment proposed by Mike Curtis

Notes: Column A is what I (Mike) think the land could be rented for.

Column B is the portion of column a that will generate the same revenue collected in 2017

Column C discounts the first 7,116 square feet of each lot until the same total revenue is generated as 2017

Column D is the values assigned by the current assessment.

Column E discounts the first 7,116 square feet of owner occupied leaseholds only.

CHART - FOLLOWING PAGES

Total & Full Rental Value Entire Lot	% needed to meet this year's total revenue 38.30%	Only the % of 7,116 S.F. needed to = 2017 land- rent collected 22.40%	Arden Assessors' Report 2016	AF with Homestead (Resident) Exemption 10.14%	Lot Size	Lot #	
\$6,748.50	\$2,584.86	\$1,708.58	\$1,867.95	\$912.81	7,116	60	
\$6,596.12	\$2,526.50	\$1,556.21	\$1,894.50	\$760.43	8,271	35	
\$11,322.89	\$4,336.98	\$6,282.98	\$3,256.60	\$5,487.20	14,776	127.5	A 2nd separate house on one lot
\$6,660.11	\$2,551.00	\$1,620.19	\$1,967.10	\$824.42	8,997	24.5	
\$6,689.90	\$2,562.41	\$1,649.98	\$2,000.90	\$854.20	9,335	101.75	
\$10,756.25	\$4,119.94	\$5,716.33	\$3,138.45	\$4,920.56	13,166	75	A 2nd separate house on one lot
\$6,187.81	\$2,370.10	\$1,147.89	\$1,807.20	\$352.12	9,406	129	
\$6,713.25	\$2,571.36	\$1,673.34	\$2,027.40	\$877.56	9,600	61	
\$6,714.57	\$2,571.87	\$1,674.66	\$1,927.46	\$878.88	9,615	3B	
\$6,728.41	\$2,577.17	\$1,688.49	\$2,044.60	\$892.72	9,772	120B	
\$6,731.94	\$2,578.52	\$1,692.02	\$2,048.60	\$6,731.94	9,812	129.5	
\$6,738.90	\$2,581.18	\$1,698.98	\$2,056.50	\$903.21	9,891	62	
\$6,748.50	\$2,584.86	\$1,708.59	\$2,067.40	\$912.81	10,000	73B	
\$6,240.16	\$2,390.15	\$1,200.24	\$1,860.66	\$404.47	10,000	33.5	
\$6,240.16	\$2,390.15	\$1,200.24	\$1,860.66	\$404.47	10,000	95.75	
\$6,748.50	\$2,584.86	\$1,708.59	\$2,067.40	\$6,748.50	10,000	4	
\$6,748.50	\$2,584.86	\$1,708.59	\$2,067.40	\$912.81	10,000	124	
\$7,002.68	\$2,682.22	\$1,962.76	\$2,170.77	\$1,166.99	10,000	73A	
\$7,256.85	\$2,779.57	\$2,216.93	\$2,274.14	\$1,421.16	10,000	113.5	
\$6,748.59	\$2,584.90	\$1,708.67	\$2,067.50	\$912.90	10,001	6.75	
\$6,748.67	\$2,584.93	\$1,708.76	\$2,067.60	\$912.98	10,002	120A	
\$6,748.76	\$2,584.96	\$1,708.84	\$2,067.70	\$913.07	10,003	63B	
\$6,240.50	\$2,390.28	\$1,200.58	\$1,861.02	\$404.80	10,004	1.5	
\$6,749.10	\$2,585.09	\$1,709.18	\$2,068.10	\$6,749.10	10,007	134.5	
\$6,750.11	\$2,585.48	\$1,710.20	\$2,069.30	\$914.42	10,019	70.5	
\$7,004.28	\$2,682.83	\$1,964.37	\$2,172.77	\$1,168.59	10,019	83B-1	
\$5,988.52	\$2,293.77	\$948.61	\$1,863.36	\$5,988.52	10,030	3A	
\$7,016.22	\$2,687.40	\$1,976.30	\$2,187.57	\$1,180.52	10,160	124.5	
\$10,511.76	\$4,026.29	\$5,471.84	\$2,980.32	\$4,676.07	12,413	55	A 2nd separate house on one lot
\$6,762.80	\$2,590.34	\$1,722.89	\$2,084.30	\$927.11	10,169	74B	
\$6,765.43	\$2,591.35	\$1,725.51	\$2,087.40	\$929.74	10,200	53	
\$7,274.03	\$2,786.15	\$2,234.11	\$2,296.47	\$1,438.34	10,203	86.25C	
\$6,776.01	\$2,595.40	\$1,736.09	\$2,099.90	\$940.31	10,325	97.5	
\$7,041.60	\$2,697.13	\$2,001.69	\$2,219.07	\$1,205.91	10,460	53.5	
\$6,534.95	\$2,503.07	\$1,495.03	\$2,009.63	\$699.26	10,480	31.5	
\$6,795.98	\$2,603.05	\$1,756.06	\$2,123.50	\$960.28	10,561	66	
\$6,798.85	\$2,604.15	\$1,758.94	\$2,126.90	\$6,798.85	10,595	75.75	
\$6,799.28	\$2,604.31	\$1,759.36	\$2,127.40	\$963.59	10,600	75.5	
\$6,038.11	\$2,312.76	\$998.20	\$1,916.10	\$202.42	10,616	86.25B	
\$6,547.13	\$2,507.73	\$1,507.22	\$2,480.60		10,624	132	What the lot would be worth without special privilege
\$6,803.93	\$2,606.09	\$1,764.02	\$2,132.90	\$968.24	10,655	23	
\$6,804.44	\$2,606.29	\$1,764.52	\$2,133.50	\$968.75	10,661	96	
\$6,042.26	\$2,314.35	\$1,002.34	\$1,920.51	\$206.57	10,665	126	
\$6,805.62	\$2,606.74	\$1,765.71	\$2,134.90	\$969.93	10,675	52.5	
\$10,194.62	\$3,904.82	\$5,154.70	\$3,001.20	\$4,358.93	13,227	49	A 2nd separate house on one lot
\$6,823.06	\$2,613.42	\$1,783.14	\$2,155.50	\$987.36	10,881	65.5	
\$6,833.13	\$2,617.28	\$1,793.21	\$2,167.40	\$997.43	11,000	22.5	
\$7,119.90	\$2,727.12	\$2,079.99	\$2,317.04	\$1,284.21	11,393	59	
\$7,376.07	\$2,825.24	\$2,336.15	\$2,430.01	\$1,540.37	11,417	100.5	
\$7,123.97	\$2,728.68	\$2,084.05	\$2,322.18	\$1,288.28	11,442	75.25	
\$7,647.58	\$2,929.23	\$2,607.66	\$2,564.50	\$1,811.89	11,626	81B	
\$6,900.24	\$2,642.98	\$1,860.33	\$2,248.30	\$1,064.55	11,809	67.5	
\$11,279.37	\$4,320.31	\$6,239.46	\$3,779.00	\$5,443.68	20,000	16	A 2nd separate house on one lot
\$6,907.87	\$2,645.91	\$1,867.96	\$2,257.50	\$1,072.18	11,901	35.5	

\$6,403.84	\$2,452.85	\$1,363.93	\$2,036.43	\$568.15	11,953	130	
\$6,917.06	\$2,649.43	\$1,877.15	\$2,268.60	\$1,081.37	12,012	120	
\$7,175.14	\$2,748.28	\$2,135.22	\$2,387.07	\$1,339.45	12,060	81A	
\$6,928.94	\$2,653.97	\$1,889.02	\$2,283.20	\$1,093.25	12,158	8B	
\$6,934.39	\$2,656.06	\$1,894.47	\$2,289.90	\$1,098.70	12,225	22	
\$6,680.54	\$2,558.83	\$1,640.62	\$2,175.79	\$844.85	12,229	6	
\$7,196.69	\$2,756.53	\$2,156.78	\$2,299.90	\$1,361.00	12,325	137.5	
\$6,961.31	\$2,666.37	\$1,921.39	\$2,867.00		12,556	51	What the lot would be worth without the special privilege
\$7,471.04	\$2,861.61	\$2,431.12	\$2,557.17	\$7,471.04	12,573	114.5	
\$10,900.29	\$4,175.11	\$5,860.37	\$3,570.00	\$5,064.60	17,910	103.75	A 2nd separate house on one lot
\$6,475.49	\$2,480.29	\$1,435.58	\$2,115.63	\$639.80	12,833	95	
\$7,008.66	\$2,684.51	\$1,968.75	\$2,984.00		13,141	102.5	What the lot would be worth without the special privilege
\$7,273.28	\$2,785.87	\$2,233.36	\$2,514.33	\$1,437.58	13,272	86.75A	
\$7,019.50	\$2,688.66	\$1,979.59	\$2,305.70	\$1,183.81	12,383	100	
\$7,021.65	\$2,689.49	\$1,981.74	\$2,397.80	\$1,185.96	13,304	55.5	
\$7,023.73	\$2,690.28	\$1,983.81	\$2,400.40	\$1,188.03	13,330	67	
\$10,315.21	\$3,951.01	\$5,275.29	\$3,584.70	\$4,479.52	18,057	34A	A 2nd separate house on one lot
\$6,525.34	\$2,499.39	\$1,485.43	\$2,171.61	\$689.65	13,455	127	
\$6,531.72	\$2,501.83	\$1,491.81	\$2,178.81	\$6,531.72	13,535	30	
\$15,011.90	\$5,749.97	\$9,971.99	\$4,664.45	\$15,011.90	15,980	88	A portion of the lot may be used commercially
\$7,313.13	\$2,801.13	\$2,273.22	\$2,566.83	\$1,477.44	13,772	52	
\$7,568.74	\$2,899.04	\$2,528.82	\$2,691.04	\$1,733.05	13,790	86.75B	
\$6,819.37	\$2,612.01	\$1,779.46	\$2,339.76	\$983.68	13,955	44	
\$7,585.00	\$2,905.26	\$2,545.08	\$2,792.35	\$1,749.31	14,711	23.5	
\$11,125.13	\$4,261.23	\$6,085.21	\$3,401.10	\$5,289.44	20,000	99	A 2nd separate house on one lot
\$7,619.43	\$2,918.45	\$2,579.51	\$2,825.79	\$7,619.43	15,015	77.5	
\$7,137.93	\$2,734.02	\$2,098.02	\$2,545.30	\$1,302.24	14,779	17.5	
\$7,139.57	\$2,734.65	\$2,099.66	\$2,448.30	\$1,303.88	13,809	56	
\$7,396.71	\$2,833.14	\$2,356.79	\$2,678.76	\$1,561.02	14,838	83A-1	
\$7,143.63	\$2,736.21	\$2,103.71	\$2,552.60	\$1,307.94	14,852	63A	
\$7,147.22	\$2,737.58	\$2,107.30	\$2,557.20	\$7,147.22	14,898	58	
\$6,640.82	\$2,543.62	\$1,600.91	\$2,303.73	\$6,640.82	14,923	29.5	
\$6,646.29	\$2,545.71	\$1,606.37	\$2,310.03	\$810.60	14,993	5	
\$7,155.18	\$2,740.63	\$2,115.27	\$2,567.40	\$1,319.49	15,000	95.5	
\$11,867.17	\$4,545.45	\$6,827.26	\$3,891.60	\$6,031.48	21,126	64	A 2nd separate house on one lot
\$7,155.18	\$2,740.63	\$2,115.27	\$2,567.40	\$1,319.49	15,000	58.5	
\$7,418.73	\$2,841.58	\$2,378.82	\$2,708.69	\$1,583.04	15,123	50	
\$7,169.28	\$2,746.03	\$2,129.37	\$2,585.90	\$1,333.59	15,185	33	
\$7,687.62	\$2,944.57	\$2,647.70	\$2,858.90	\$1,851.93	15,316	108	
\$7,182.55	\$2,751.11	\$2,142.63	\$2,603.30	\$1,346.86	15,359	102	
\$7,185.29	\$2,752.17	\$2,145.38	\$2,606.90	\$1,349.60	15,395	32B	
\$6,969.62	\$2,669.56	\$1,929.71	\$2,524.53	\$6,969.62	15,900	94	
\$6,723.07	\$2,575.12	\$1,683.16	\$2,537.93	\$887.38	17,525	86.5	
\$7,751.33	\$2,968.97	\$2,711.41	\$2,951.41	\$7,751.33	16,157	83A-2	
\$7,256.90	\$2,779.59	\$2,216.99	\$2,702.00	\$1,421.21	16,346	36	
\$7,259.41	\$2,780.55	\$2,219.49	\$2,705.40	\$1,423.72	16,380	89	
\$7,006.86	\$2,683.82	\$1,966.94	\$2,572.22	\$1,171.16	16,402	86.25A	
\$7,777.99	\$2,979.19	\$2,738.08	\$3,127.20	\$1,942.30	16,519	112	
\$7,535.31	\$2,886.23	\$2,495.40	\$2,734.90	\$1,699.62	16,675	137	
\$6,774.56	\$2,594.84	\$1,734.64	\$2,463.57	\$938.87	16,699	44.5	
\$7,301.76	\$2,796.78	\$2,261.85	\$2,762.90	\$1,466.07	16,955	28	
\$10,916.01	\$4,181.13	\$5,876.09	\$3,776.10	\$5,080.32	19,971	140	A 2nd separate house on one lot
\$7,330.84	\$2,807.91	\$2,290.92	\$2,803.60	\$1,495.15	17,362	65	
\$7,333.54	\$2,808.95	\$2,293.63	\$2,807.40	\$1,497.85	17,400	93.5	
\$7,340.66	\$2,811.68	\$2,300.75	\$2,817.40	\$1,504.97	17,500	73	
\$8,103.18	\$3,103.74	\$3,063.27	\$3,240.01	\$2,267.49	17,500	77	
\$7,100.60	\$2,719.73	\$2,060.69	\$2,695.37	\$1,264.91	17,698	2	
\$6,861.35	\$2,628.09	\$1,821.44	\$2,572.38	\$1,025.66	17,908	6.25	
\$7,383.73	\$2,828.17	\$2,343.82	\$2,878.30	\$1,548.04	18,109	20A	

\$7,391.60	\$2,831.19	\$2,351.69	\$2,889.76	\$1,555.91	18,224	6.5	
\$7,153.12	\$2,739.84	\$2,113.20	\$2,745.50	\$1,317.42	18,226	98	
\$7,155.04	\$2,740.58	\$2,115.12	\$2,769.63	\$1,319.35	18,480	11	
\$7,931.77	\$3,038.09	\$2,891.86	\$3,376.52	\$2,096.08	18,687	111	
\$12,621.97	\$4,834.56	\$7,582.06	\$4,985.83	\$6,786.28	25,565	115	A 2nd separate house on one lot
\$7,445.58	\$2,851.86	\$2,405.67	\$2,946.90	\$1,609.89	18,795	130.5B	
\$7,195.44	\$2,756.05	\$2,155.53	\$2,825.78	\$1,359.75	19,071	131	
\$7,725.21	\$2,958.97	\$2,685.29	\$3,157.25	\$1,889.51	19,395	113	
\$8,237.52	\$3,155.20	\$3,197.60	\$3,464.84	\$2,401.83	19,455	76.5	
\$7,996.23	\$3,062.78	\$2,956.32	\$3,335.64	\$2,160.54	19,650	72	
\$7,492.91	\$2,869.99	\$2,453.00	\$3,040.00	\$7,492.91	19,726	138.5	
\$7,499.32	\$2,872.45	\$2,459.41	\$3,049.70	\$1,663.63	19,823	101	
\$8,019.37	\$3,071.64	\$2,979.45	\$3,374.14	\$2,183.68	20,000	82	
\$7,765.20	\$2,974.28	\$2,725.28	\$3,220.77	\$1,929.50	20,000	122	
\$7,765.20	\$2,974.28	\$2,725.28	\$3,190.10	\$1,929.50	20,000	121	
\$7,511.02	\$2,876.93	\$2,471.11	\$3,067.40	\$1,675.33	20,000	18	
\$7,002.68	\$2,682.22	\$1,962.76	\$2,760.66	\$1,166.99	20,000	47	
\$8,019.37	\$3,071.64	\$2,979.45	\$3,374.14	\$2,183.68	20,000	141	
\$7,765.20	\$2,974.28	\$2,725.28	\$3,220.77	\$1,929.50	20,000	123	
\$8,019.77	\$3,071.79	\$2,979.85	\$3,375.24	\$2,184.07	20,010	137A	
\$7,514.35	\$2,878.20	\$2,474.44	\$3,075.80	\$1,678.66	20,084	41	
\$7,658.27	\$2,933.33	\$2,618.36	\$3,166.14	\$1,822.58	20,125	15	
\$7,516.06	\$2,878.86	\$2,476.14	\$3,080.10	\$1,680.37	20,127	101.5	
\$7,518.95	\$2,879.97	\$2,479.04	\$3,087.40	\$1,683.26	20,200	87	
\$7,523.59	\$2,881.74	\$2,483.67	\$3,099.10	\$1,687.90	20,317	19A	
\$8,043.03	\$3,080.70	\$3,003.12	\$3,439.81	\$2,207.34	20,597	78	
\$7,858.15	\$3,009.89	\$2,818.23	\$3,655.13	\$7,858.15	20,685	128	Duplex - not owner occupied - cant be enlarged
\$7,288.01	\$2,791.51	\$2,248.09	\$2,988.70	\$1,452.31	20,786	10	
\$7,802.58	\$2,988.60	\$2,762.66	\$3,113.04	\$1,966.88	18,974	117	
\$7,294.47	\$2,793.98	\$2,254.55	\$3,004.19	\$1,458.78	20,949	9	
\$7,807.62	\$2,990.53	\$2,767.70	\$3,334.17	\$1,971.92	21,080	119.5	
\$8,066.45	\$3,089.67	\$3,026.53	\$3,507.68	\$2,230.76	21,214	69.5	
\$8,067.14	\$3,089.94	\$3,027.23	\$3,509.88	\$2,231.45	21,234	142	
\$7,287.19	\$2,791.19	\$2,247.27	\$3,908.30	\$7,287.19	21,293	92.5	Duplex - not owner occupied - cant be enlarged
\$7,563.87	\$2,897.17	\$2,523.96	\$3,205.40	\$1,728.18	21,380	97	
\$8,335.96	\$3,192.90	\$3,296.04	\$3,717.84	\$2,500.26	21,655	116	
\$13,918.76	\$5,331.27	\$8,878.85	\$5,309.26	\$8,083.07	30,476	24	Owner occupied with the priviledge to have a 3rd Apt.
\$7,585.43	\$2,905.43	\$2,545.52	\$3,267.40	\$1,749.74	22,000	103	
\$8,101.59	\$3,103.13	\$3,061.67	\$3,622.30	\$2,265.90	22,256	71.5	
\$7,852.81	\$3,007.84	\$2,812.90	\$3,476.24	\$2,017.12	22,433	139	
\$14,378.70	\$5,507.44	\$9,338.79	\$5,646.63	\$8,543.01	33,543	14	A 2nd separate house on one lot
\$7,884.64	\$3,020.03	\$2,844.72	\$3,593.94	\$2,048.95	23,554	138	
\$8,139.55	\$3,117.67	\$3,099.63	\$5,333.68		23,582	114	What the lot would be worth without special privilege
\$8,396.60	\$3,216.13	\$3,356.69	\$3,952.09	\$2,560.91	23,692	79	
\$7,889.52	\$3,021.90	\$2,849.60	\$3,613.47	\$2,053.83	23,740	85	
\$8,365.79	\$3,204.33	\$3,325.87	\$3,969.25	\$2,530.10	24,083	76	
\$7,645.65	\$2,928.49	\$2,605.73	\$3,483.70	\$1,809.95	24,163	32A	
\$8,159.42	\$3,125.28	\$3,119.50	\$3,858.47	\$2,323.73	24,403	24.75	
\$7,651.84	\$2,930.87	\$2,611.93	\$3,512.70	\$1,816.15	24,453	17	
\$7,665.41	\$2,936.07	\$2,625.50	\$3,576.50	\$1,829.72	25,091	90-91	
\$13,254.21	\$5,076.73	\$8,214.30	\$5,301.00	\$7,418.52	35,220	68	Owner occupied with the priviledge to have a 3rd Apt.
\$7,428.04	\$2,845.15	\$2,388.13	\$3,474.63	\$1,592.35	25,901	29	
\$8,198.37	\$3,140.20	\$3,158.45	\$4,064.94	\$2,362.67	26,280	109	
\$7,695.36	\$2,947.53	\$2,655.44	\$3,907.47	\$1,859.67	26,540	119	
\$7,699.30	\$2,949.05	\$2,659.39	\$3,740.60	\$1,863.61	26,732	40	
\$8,213.15	\$3,145.86	\$3,173.24	\$4,144.14	\$2,377.46	27,000	106	
\$7,549.46	\$2,891.65	\$2,509.54	\$3,681.69	\$7,549.46	27,360	48	

\$8,236.79	\$3,154.92	\$3,196.87	\$4,272.18	\$2,401.10	28,164	93	
\$8,252.83	\$3,161.06	\$3,212.92	\$4,359.85	\$2,417.14	28,961	107	
\$7,496.48	\$2,871.36	\$2,456.56	\$3,794.68	\$1,660.79	29,270	134	
\$7,509.23	\$2,876.24	\$2,469.31	\$3,855.48	\$1,673.54	29,910	43	
\$7,511.02	\$2,876.93	\$2,471.11	\$3,864.03	\$1,675.33	30,000	7A	
\$8,527.71	\$3,266.35	\$3,487.80	\$4,705.11	\$2,692.02	30,240	80	
\$8,273.54	\$3,168.99	\$3,233.63	\$4,512.75	\$2,437.85	30,351	71	
\$8,273.54	\$3,168.99	\$3,233.63	\$5,309.26		30,476	24	What the lot would be worth without the special prevail
\$13,527.80	\$5,181.52	\$8,487.88	\$6,169.03	\$7,692.11	42,750	45	A 2nd separate house on one lot
\$7,765.20	\$2,974.28	\$2,725.28	\$4,236.00	\$1,929.50	31,686	27	
\$8,019.37	\$3,071.64	\$2,979.45	\$4,533.27	\$2,183.68	32,500	74	
\$7,765.20	\$2,974.28	\$2,725.28	\$4,487.40	\$1,929.50	34,200	21	
\$8,273.54	\$3,168.99	\$3,233.63	\$5,007.42	\$2,437.85	34,848	92A	
\$11,029.31	\$4,224.53	\$5,989.40	\$6,446.66	\$5,193.62	40,816	39	A 2nd separate house on one lot
\$7,256.85	\$2,779.57	\$2,216.93	\$4,311.81	\$1,421.16	37,235	31	
\$7,765.20	\$2,974.28	\$2,725.28	\$4,834.90	\$1,929.50	37,675	26	
\$7,511.02	\$2,876.93	\$2,471.11	\$4,733.61	\$1,675.33	39,153	135	
\$7,511.02	\$2,876.93	\$2,471.11	\$4,745.16	\$1,675.33	39,275	125	
\$8,273.54	\$3,168.99	\$3,233.63	\$5,834.84	\$2,437.85	42,370	37	
\$8,273.54	\$3,168.99	\$3,233.63	\$6,251.74	\$2,437.85	46,160	104-105	
\$7,765.20	\$2,974.28	\$2,725.28	\$5,976.40	\$1,929.50	49,090	12	
\$7,765.20	\$2,974.28	\$2,725.28	\$6,400.20	\$1,929.50	53,328	25	
\$8,273.54	\$3,168.99	\$3,233.63	\$7,300.70	\$2,437.85	55,696	38	
\$11,631.60	\$4,455.22	\$6,591.68	\$4,875.40	\$11,631.60	23,881	1	Apartments - can not be enlarged
\$17,976.82	\$6,885.62	\$12,936.91	\$4,632.18	\$17,976.82	20,279	46	Apartments - can not be enlarged
\$32,802.59	\$12,564.30	\$27,762.67	\$3,860.01	\$32,802.59	16,602	54	Apartments - can not be enlarged
						51	
\$12,481.54	\$4,780.77	\$7,441.62	\$2,867.00	\$12,481.54	12,556	51	Multiple houses on one lot - can not be enlarged
						114	
\$12,001.20	\$4,596.79	\$6,961.29	\$5,333.68	\$12,001.20	23,582	114	Multiple houses on one lot - can not be enlarged
						8A	
\$7,949.48	\$3,044.87	\$2,909.56	\$2,889.18	\$7,949.48	14,312	8A	Multiple houses on one lot - can not be enlarged
						132	
\$8,158.30	\$3,124.86	\$3,118.39	\$2,480.60	\$8,158.30	10,624	132	Multiple houses on one lot - can not be enlarged
						34B	
\$8,273.10	\$3,168.83	\$3,233.19	\$2,884.40	\$8,273.10	12,643	34B	Multiple houses on one lot - can not be enlarged
						102.5	

\$43,502.27	\$16,662.57	38,462.36	10,074.05	43,502.27	83,476	118	Arden Club - Needs greater analysis
\$1,617,419.56	\$619,516.32	\$619,516.32	\$619,516.32	\$619,516.32			
	\$619,516.32	\$619,516.32	\$619,516.32				
\$619,516.32							
38.30%		Amount less than F.R.V. to collect		\$997,903.25			
38.30%		Number of leaseholds		198			
		Number of Non-resident leaseholds		27			
79.50%		Land Paying the F.R.V.		\$506,890.23			
\$1,285,876.07		Amount needed from 7,116 S.F.		\$112,626.08			
\$1,617,454.17	Value of 7,116 S.F. of Homestead leaseholds			\$1,110,529.33			
\$997,903.25	Percent of Resident 7116 S.F. needed			10.14%			
22.40%							

Addendum: Alternate method of assessment proposed by Mike Curtis

Notes: Column A is what I (Mike) think the land could be rented for.

Column B is the portion of column a that will generate the same revenue collected in 2017

Column C discounts the first 7,116 square feet of each lot until the same total revenue is generated as 2017

Column D is the values assigned by the current assessment.

Column E discounts the first 7,116 square feet of owner occupied leaseholds only.